

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OR
MITIGATED NEGATIVE DECLARATION**

January 17, 2008

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library(ies) listed below. Comments on this proposed Mitigated Negative Declaration must be sent to the DPLU address listed above and should reference the project number and name.

TM 5427RPL², R05-006, S05-026, S05-027, S05-050, LOG NO 05-02-013; BONSALL SUBDIVISION. The project proposes a Tentative Map to subdivide a 55.9-acre property into two lots in the Bonsall Community Planning area. One lot (8.6 acres in size) will accommodate 76 condominium units. This portion of the subject property is zoned RV8 (Variable Family) Use Regulation and is subject to the (7) Residential General Plan Designation, which currently allows 10.9 dwelling units per acre. The current zoning and the current General Plan do not match. Therefore, a Rezone is proposed to change the zoning from RV8 to RV11. The proposed condominium units will be accessed by private roads off of Camino del Cielo, which is an improved public road. The remaining 47.3 acres will be retained for open space which will include public trails. The project also proposes three concurrent Site Plans: S05-050 is a Vesting Site Plan required when an associated Vesting Tentative Map is proposed; S05-026 is required by the "B" Special Area Designator to comply with the Bonsall Design Review Guidelines for the Condominium Lot; S05-027 is required to establish the setbacks pursuant to the Variable "V" Setback Designator. The subject property is located along West Lilac Road to the southwest corner of West Lilac Road and Camino del Rey in the Bonsall Community Planning area within the unincorporated area of San Diego County. Comments on this proposed Mitigated Negative Declaration must be received no later than February 15, 2008 at 4:00 p.m. (a 30-day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Vista Library, located at 700 Eucalyptus Avenue, Vista, CA 92084. For additional information, please contact Terry Powers at (858) 694-3754 or by email: terence.powers@sdcounty.ca.gov.